

**MINUTES OF MEETING
VILLAGE COMMUNITY
DEVELOPMENT DISTRICT No 6**



A Budget Workshop of the Board of Supervisors of the Village Community Development District No. 6 was held on Monday, May 21, 2012 at 9:30 a.m. at the District Office Board Room, 1894 Laurel Manor Drive, The Villages Florida, 32162.

Board members present and constituting a quorum:

Sally Moss	Chairman
Peter Moeller	Vice Chairman
Russ D'Emidio	Supervisor
Curt Thomas	Supervisor

Staff Present:

Janet Tutt	District Manager
Barbara Kays	Budget Director
Sam Wartinbee	District Property Management Director
David Miles	Finance Director
Jennifer McQueary	District Clerk
Candy Dennis	Community Standards Coordinator
Brittany Wilson	Executive Assistant

FIRST ORDER OF BUSINESS: Call to Order

A. Roll Call

Chairman Moss called the meeting to order at 9:31 a.m. and stated for the record that four (4) Supervisors were present representing a quorum. John Calandro was absent.

B. Pledge of Allegiance

Chairman Moss led the Pledge of Allegiance

SECOND ORDER OF BUSINESS: Public Budget Input

At this time, Chairman Moss requested public input pertaining to the Budget Process for Fiscal Year 2012/2013, but received none.

THIRD ORDER OF BUSINESS: Community Standards

A. Timeline

Janet Tutt, District Manager, provided a timeline for the potential implementation of the Deed Compliance and Architectural Review process to the Board and advised Chapter 190 was revised to allow Community Development Districts (CDD's) the ability to enforce deed restrictions once the Board had achieved a majority of qualified elected seats. This requirement will be achieved by District 6 during the upcoming November 2012 election. Ms. Tutt advised the Developer has indicated he will no longer fund the community standards functions for Districts 6, 7 and 8.

Supervisor D'Emidio inquired if the process would include the enforcement of deed violations and review architectural review applications. Ms. Tutt advised the process would include both aspects and stated the Board will review and adopt those sections of the external deed restrictions it chooses to enforce. The Board will act in a quasi-judicial manner as it pertains to deed violation cases and appeals of Architectural Review Modification applications submitted by District 6 residents.

Chairman Moss stated based on the timeline provided, an informational meeting in the evening should be incorporated into the Public Information Session.

Vice Chairman Moeller suggested a pie chart be incorporated in the informational meeting to provide information about the Districts responsibilities. Staff responded to the Board's inquiries.

B. Budget Impact

Barbara Kays, Budget Director, advised the total costs associated with the deed compliance process for Fiscal Year 2012/2013 would be \$70,728; however the Developer will provide funding for the first five (5) months of the fiscal year until March 1, 2013. District 6 will fund the remaining seven (7) months in the amount of \$41,258 which has been included in the Budget under Deed Compliance Services. Ms. Kays advised the services related to deed compliance is allocated based on the number of Deed Restriction (DR) Complaints and Architectural Review applications which are provided annually by the Community Standards Department for the time period of April 1 through March 31. District 6 had a total of 1,240 DR's issued and architectural review applications submitted which represented

13.26% of Community Standard costs. Ms. Kays stated based on history the Districts have found once residents are aware of the process and enforcement capabilities a decrease in DR complaints occurs.

Vice Chairman Moeller inquired if the District could impose a charge when DR's are issued or for submittal of architectural review applications to offset some of the cost to the District. Ms. Tutt stated when compliance does not occur fines are imposed and those revenues come back to the District. Additionally, the Developer has established a fund and provides \$10,000 per District to assist with maintenance and legal costs during the transition period.

FOURTH ITEM OF BUSINESS: FY 12-13 Recommended Revenues

A. Maintenance Assessment

Ms. Kays advised the Board directed Staff at the preliminary workshop to proceed with no increase to the current year's maintenance assessments.

B. Sumter County Road Agreement

Ms. Kays stated the revenue for this item has been budgeted at the same level as the current year; however, the agreement expires later in the year and Staff is currently in the process of negotiating a new agreement.

C. Budget Funding Sources Accounts

Ms. Kays advised Staff has provided a breakdown of accounts listed on the Form 1 and advised the District's revenues are anticipated to exceed it's expenditures in the amount of \$601,568 which is shown as an addition to Working Capital.

FIFTH ORDER OF BUSINESS: FY 12-13 Recommended Expenditures

Ms. Kays reviewed the Form 1 with the Board and highlighted the following line items:

- Personnel Services are based on 18 meetings and an increase has been budgeted due to the possible addition of a Supervisor being added to receive payment following the November election.
- As has been completed in previous years, Staff has included a 10% placeholder for Management Services and other cost allocated line items. This number will be adjusted during the summer months.

Vice Chairman Moeller requested further information pertaining to the Management Fees. Ms. Tutt advised this line item provides for the District's overhead and Staff salaries related to providing services to the District. The General Fund, under Village Center Community Development District (VCCDD), provides all salaries for the employees who work throughout the Districts. District 6 pays an allocated portion of those salaries under the Management Fee line item. Vice Chairman Moeller stated Staff does a good job and recommended funds be made available to provide salary increases.

Chairman Moss concurred, stating Staff goes "above and beyond the call of duty for what they do". Ms. Tutt stated the CPI is increasing and the State of Florida based on voter input and state statute, now tracks minimum wage increases to the CPI and District Management is reviewing a potential merit increase for employees.

- Other Professional Services shows a 93% variance which includes the Transmap cost.
- A 3% increase has been budgeted for electricity.
- An increase was included for Building and Structure Maintenance to address items such as villa road patching and villa wall painting.
- A potential 17% increase for Landscape Maintenance Recurring has been budgeted due to the expiration of current landscaping contracts.
- Nonrecurring Landscape had a decrease to the line item due to the ongoing water restrictions and plant replacement funds being carried over from previous years.

Vice Chairman Moeller inquired how the funds are carried forward. Ms. Kays advised as occurred in the previous Fiscal Year, Staff will bring a resolution before the Board in November/December, stating funds were budgeted in the prior year and unspent. Staff will increase the expenditure side of the budget and the funds will come out of Working Capital

- Project Wide Fund had a 1% increase.
- District 6 has no Capital Outlay for 2012/2013.

SIXTH ORDER OF BUSINESS: Working Capital/R&R Reserves Balances

Ms. Kays advised the estimated balance in Working Capital is \$3,890,652 at the end of Fiscal Year 2012/2013. The unrealized gain of \$131,936 is not included in these numbers. No transfer to the General R&R has been budgeted and the estimated ending balance in 2012/2013 will remain

\$2,083,418. No transfer to the Villa Roads R&R has been budgeted and the estimated ending balance in 2012/2013 will remain \$831,523.

SEVENTH ORDER OF BUSINESS: Capital Improvement Plan Funding Summary

Ms. Kays advised an estimated CIP plan for 10 years was provided to the Board for planning purposes only.

EIGHTH ORDER OF BUSINESS: Board Information Requests

A. Actual Revenues & Expenditures

Ms. Kays stated per a Supervisor's request this information was included in the Board's packet.

B. Revenues and Expenditures Forecasting

Ms. Kays stated per a Supervisor's request this information was included in the Board's packet.

NINTH ORDER OF BUSINESS: Transfer Amount Discussion

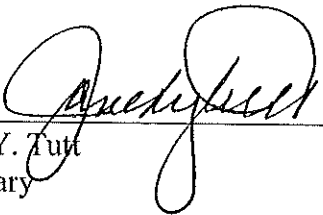
Ms. Kays stated the Board's direction in the past has been to maintain excess revenues in Working Capital but can choose to consider different alternatives of how to address excess revenue funds. Staff has provided the Board with forecasted information in the funding summary.

Ms. Tutt advised the Board has the ability at anytime to transfer funds and does not have to be done as part of the Budget process.

Supervisor D'Emidio stated philosophically transferring funds to Reserves is beneficial from a resident's perspective. Ms. Kays stated District 6 is a perfect candidate to combine the existing Reserve Funds.

Vice Chairman Moeller requested Staff provide information based on maintaining four (4) months of operating expenditures in Working Capital and the remaining funds held in one Reserve Balance total.

On MOTION by Curt Thomas, seconded by Russ D'Emidio, with all in favor, the Board adjourned the Workshop.



Janet Y. Tutt
Secretary



Sally Moss
Chairman

**MINUTES OF MEETING
VILLAGE COMMUNITY
DEVELOPMENT DISTRICT No 6**



The Meeting of the Board of Supervisors of the Village Community Development District No. 6 was held on Friday, June 15, 2012 at 9:30 a.m. at the District Office Board Room, 1894 Laurel Manor Drive, The Villages Florida, 32162.

Board members present and constituting a quorum:

Sally Moss	Chairman
Peter Moeller	Vice Chairman
Russ D'Emidio	Supervisor
John Calandro	Supervisor
Curt Thomas	Supervisor

Staff Present:

Janet Tutt	District Manager
Diane Tucker	Administrative Operations Manager
Sam Wartinbee	District Property Management Director
Barbara Kays	Budget Director
David Miles	Finance Director
Jennifer McQueary	District Clerk
Brittany Wilson	Executive Assistant
Candice Lovett	Staff Assistant

FIRST ORDER OF BUSINESS: Call to Order

A. Roll Call

Chairman Moss called the meeting to order at 9:31 a.m. and stated for the record that all Supervisors were present representing a quorum.

B. Pledge of Allegiance

The Chairman led the Pledge of Allegiance

C. First Time Meeting Attendees

The Board thanked all those residents in attendance at a District 6 Board meeting for the first time.

D. Audience Comments

Art Stebbens, Edgewater Bungalows, advised the Board residents believe a unit within Edgewater Bungalows is in violation of the deed restrictions which state the residence is for single family use only and against conducting a business from the home. Additionally the garage is used as a fabrication shop and warehouse. Janet Tutt, District Manager, advised issues pertaining to deed restrictions do not fall under the purview of this Board, but advised Staff has communicated this issue with Marty Dzuro of The Villages of Lake-Sumter, Inc. and stated Staff would provide Mr. Stebbens with the appropriate contact information. Chairman Moss thanked Mr. Stebbens for addressing the Board.

SECOND ORDER OF BUSINESS: **Approval of the Minutes from the Board Meetings held on May 18, 2012**

On MOTION by Curt Thomas, seconded by Russ D'Emidio, with all in favor, the Board approved the Minutes from the Board Meeting held on May 18, 2012

THIRD ORDER OF BUSINESS: **Financial Statements as of May 31, 2012**

David Miles, Finance Director, advised the Board the cash analyses prepared on May 30, 2012 identifies the District's investable balances as \$7,302,002 and were distributed among the Citizens First Bank (CFB), State Board of Administration (SBA), the Florida Municipal Investment Trust (FMIVT) 0-2 and 1-3 Year Bond Fund and Florida Local Government Investment Trust (FLGIT). The Budget to Actual Statements for month ending May 31, 2012 representing 66.67% of the year were provided to the Board identifying the District has received 99.40% of its budgeted revenue and total expenditures are at 65.75% for the year. For the month of May, the expenditures exceeded revenue by \$219,901 but year-to-date the Change in Net Assets is a positive \$1,603,660.

Vice Chairman Moeller requested confirmation of where the District is receiving interest income from. Mr. Miles stated the interest income is primarily received from the SBA; however, the line item also includes interest revenue received from the Tax Collector's Office.

FOURTH ORDER OF BUSINESS: District Property Management Reports

A. Landscape Maintenance Update

Sam Wartinbee, District Property Management (DPM) Director, stated maintenance has increased due to the recent rainfall received.

Supervisor Calandro inquired if Staff was aware of the amount of rain received. Mr. Wartinbee stated an estimated 6-10 inches has been received over the past two (2) weeks but is unsure about the amount of ground water received.

Vice Chairman Moeller stated water levels was discussed on the radio it was implied there is a connection between the water level of Lake Sumter and the aquifer. Mr. Wartinbee stated there is no correlation between the level of Lake Sumter and the aquifer levels. Ms. Tutt stated the Water Management District will either continue with the Phase III restrictions or eliminate them the end of the month; however the past received rain has no effect on the aquifer.

Chairman Moss requested an update pertaining to the park that was hit by lightning. Mr. Wartinbee stated one motor has been repaired; Staff is still under negotiations with the second motor.

FIFTH ORDER OF BUSINESS: Adoption of Resolution 12-03 approving the Proposed Budget for Fiscal Year 2012/2013

Barbara Kays, Budget Director, advised the Board the proposed budget for Fiscal Year 2012/2013 is \$2,848,789 and maintains the existing maintenance assessments at current year level with no increase. The operating budget had a slight increase of 3% which reflects the addition of Deed Compliance and the Architectural Review functions. Ms. Kays stated Resolution 12-03 approves the proposed budget and sets the public hearing for September 7, 2012 at 9:30 a.m. in the District Board Room.

<p>On Motion by Curt Thomas, seconded by John Calandro, with all in favor, the Board adopted Resolution 12-03 approving the Proposed Budget and setting a Public Hearing for September 7, 2012 at 9:30 a.m. to be held in the District Office Board Room to adopt the Fiscal Year 2012/2013 Final Budgets.</p>

Supervisor D'Emidio requested Staff review the potential of combining the Villa and Road Reserve Funds into one simplified Reserve Fund. Ms. Kays stated Staff will review this item with the

Board at an August workshop it would like to schedule and will ask the Board to set a date at the July 20, 2012 meeting.

Vice Chairman Moeller referred to the Debt Service Fund and the District's liability relating to the Special Assessment Revenue Bond. Ms. Tutt stated the District is the issuing entity of the bond; however, the liability for repayment is the responsibility of the individual homeowners.

Chairman Moss requested confirmation of when the 2004 Bonds could be reviewed for refinancing. Ms. Tutt stated Staff regularly reviews the interest rates and economic conditions. Mr. Miles stated Staff anticipates it would be approximately two (2) years before Staff would address the potential of refunding the 2004 bond with the Board.

Supervisor Calandro stated the question pertaining to bond refunding/refinancing is a question being addressed more regularly by residents and suggested Staff address the refinancing of bond issues in Our Place to assist residents understanding.

SIXTH ORDER OF BUSINESS: Old Business Status Update

Ms. Tutt advised there were no Old Business items to address.

SEVENTH ORDER OF BUSINESS: Staff Reports

There were no Staff Reports.

EIGHTH ORDER OF BUSINESS: District Counsel Reports

Chairman Moss stated for the record the Board received a memorandum from Valerie Fuchs, District Counsel, advising that due to foreseen circumstances she was not in attendance at today's Board meeting.

NINTH ORDER OF BUSINESS: Supervisor Comments

Supervisor D'Emidio commented for the audience member's benefit that the issues brought before the Board during Audience Comments pertaining to deed violations were not able to be addressed by the Board because the District has not yet met the criteria set for in Florida Statute 190 to enforce

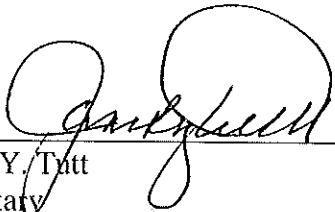
external deed restrictions; however, under Florida Statute 190 the District cannot enforce internal deed restriction violations.

Vice Chairman Moeller inquired once the District has the ability to enforce deed restriction violations can issues such as, equipment being utilized in a yard or driveway to support a business be deemed an external violation that could fall under the District's purview. Ms. Tutt advised in review of this situation Florida Statute 190 does not provide the ability to enforce these type of issues. Vehicles parking in a driveway to access a home is not a deed violation; however, the reason why the vehicles are at the home comes back to the internal issue. Ms. Tutt stated there are two (2) steps that can be taken as it pertains to an internal deed violation, the item can be addressed with the Declarant, The Villages of Lake-Sumter, Inc. for potential enforcement or individual property also maintain the right to enforce deed restrictions.

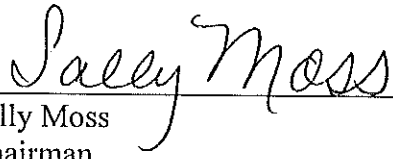
TENTH ORDER OF BUSINESS: Adjourn

The meeting was adjourn at 10:11 a.m.

On MOTION by Russ D'Emidio seconded by John Calandro, with all in favor, the Board adjourned the Meeting.
--



Janet Y. Tutt
Secretary



Sally Moss
Chairman